031.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,285,500 / 1,285,500
					USE VALUE:	1,285,500 / 1,285,500
					ASSESSED:	1,285,500 / 1,285,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAZAR STEVEN R
Owner 2:	
Owner 3:	
Street 1:	234 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O BRIEN CHRISTOPHER -
Owner 2:	ARTAVIA GABRIELA -
Street 1:	234 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,651 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Asbestos Exterior and 3177 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9651.000	744,400	30,200	510,900	1,285,500
Total Card	0.222	744,400	30,200	510,900	1,285,500
Total Parcel	0.222	744,400	30,200	510,900	1,285,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.63 | /Parcel: 404.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 21470
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

!2572!

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	745,000	30200	9,651.	510,900	1,286,100	1,286,100	Year End Roll	12/18/2019
2019	101	FV	551,100	30700	9,651.	542,800	1,124,600	1,124,600	Year End Roll	1/3/2019
2018	101	FV	551,100	30700	9,651.	395,900	977,700	977,700	Year End Roll	12/20/2017
2017	101	FV	551,100	30700	9,651.	344,800	926,600	926,600	Year End Roll	1/3/2017
2016	101	FV	551,100	30700	9,651.	293,700	875,500	875,500	Year End	1/4/2016
2015	101	FV	529,100	31100	9,651.	287,400	847,600	847,600	Year End Roll	12/11/2014
2014	101	FV	529,100	31100	9,651.	236,300	796,500	796,500	Year End Roll	12/16/2013
2013	101	FV	529,100	31100	9,651.	224,800	785,000	785,000		12/13/2012

PRINT

Date	Time
12/10/20	17:57:38

LAST REV

Date	Time
10/03/19	17:18:51
mmcmakin	
2572	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN CHRISTO	51368-308		6/27/2008		874,000	No	No		
MCGUIRE COLLEEN	40701-124		8/29/2003		821,000	No	No		
BRODERICK MARGA	26721-552		10/3/1996		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2009	1193	Manual	28,000					
10/7/2004	983	Redo Bat	50,000			G6	GR FY06	ADD MBTH BY ENCLOS
9/30/2003	835	New Wind	15,000					30 VINYL REPL WNDW
8/16/1999	562	Porch	3,000					REP PORCH/WDK/GARA
10/4/1996	503	Redo Kit	12,707					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Inspected	189	PATRIOT
4/3/2009	Missed Appt.	163	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
3/15/2004	MLS	HC	Helen Chinal
2/29/2000	Measured	264	PATRIOT
8/13/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	21470
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9651		Sq. Ft.	Site		0	80.	0.66	1			Med. Tr	-10					510,863						510,900	

Total AC/HA: 0.22156 | Total SF/SM: 9651 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,863 | Spl Credit | Total: 510,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98050046
Const Adj.:	0.94981003
Adj $ / SQ:	116.411
Other Features:	115650
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	780293
Depreciation:	35893
Depreciated Total:	744400

COMMENTS

BK:11922 PG:172. OF = XTRA SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1996
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

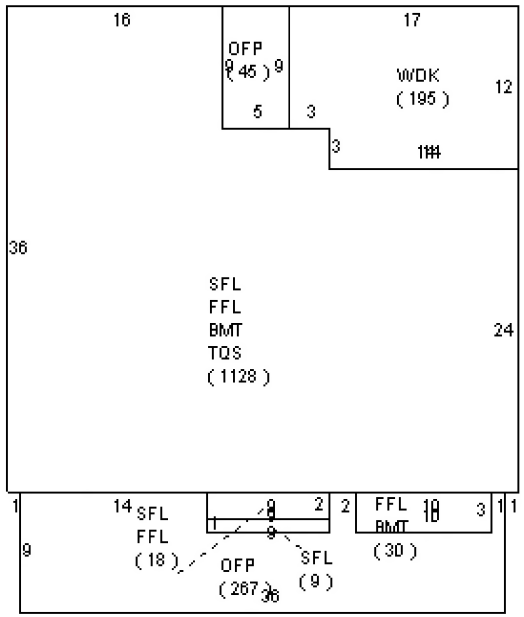
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.96
Special Features:	0	Val/Su Net:	153.74
Final Total:	744400	Val/Su SzAd	234.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	116.410	136,900
BMT	Basement	1,158	34.920	40,441
SFL	Second Floor	1,155	116.410	134,455
TQS	3/4 Story	846	116.410	98,484
OFP	Open Porch	312	20.690	6,457
WDK	Deck	195	10.570	2,061

Net Sketched Area:	4,842			Total:	418,798
Size Ad	3177	Gross Are	5124	FinArea	3177

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	2	25X30	V	VG	1990	22.75	T	11.6	101			30,200			30,200

More:	N	Total Yard Items:	30,200	Total Special Featues:		Total:	30,200